

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: SP 7-4-03 / 04-390 / Flamingo Road Estates, Generally located on the S.W. corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 7-4-03 / 04-390 / Flamingo Road Estates

REPORT IN BRIEF:

The subject site is a 27.87-acre parcel located at the southwest corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue. The applicant is proposing twenty-six (26) custom single-family homes. The subject site is currently vacant and is zoned A-1, Agricultural District with an underlying land use of Residential 1 DU/AC.

The site layout is consistent with the design principles of the rural lifestyle requirements. The streets within the development are 50-foot public rights-of-way with eight-foot swale to accommodate street trees. Sidewalks are provided on both sides of streets. Pedestrian movement has been considered throughout the community with two access points to and from a proposed equestrian and recreational trail along Flamingo Road and Southwest 14th Street right-of-way.

All twenty-six (26) homes are proposed to be custom built. The site plan shows that all required setbacks are being met. All proposed models must be consistent with the anti-monotony principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer models instead of custom homes on these lots, the models must go before Site Plan Committee for approval.

Access is via an sixty (60) foot opening along the eastern portion of the site boundary adjacent to Flamingo Road. Each single family home has a minimum two car garage and driveway to accommodate parking requirements. The northeast, southeast, northwest corner flag shaped lots have a one hundred (100) foot access easement and shared common driveway. Each flag shape lot with common driveway access exceeds the minimum lot size of forty-six thousand five hundred sixty (43,560) square feet required by the Rural Lifestyle Initiative (RLI). The one hundred (100) foot access easement on the flag shape lots shall be noted in Homeowner Association (HOA) documents and the maintenance agreement shall be reviewed and approved by the Town Attorney. For emergency vehicles, a stabilized base shall be place within the right-of-way leading to Southwest 127th Avenue. The proposed custom residential community can be considered compatible with both existing and allowable uses on and adjacent to this property.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 23, 2004 Site Plan Committee Meeting, Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve subject to the planning report; subject to staff researching if it meets Code; subject to the emergency fire lane having pedestrian access up to 127th Avenue; and that the developer offers stables in the backyard or make the purchaser aware that they may have horses and stables in their backyards. (Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner:

Name: Florida Fresh Herbs, Inc
Address: 3100 Flamingo Road
City: Davie, Florida 33330
Phone: (954) 454-7868

Petitioner:

Name: Jay Evans, Pillar Consultants
Address: 5400 South University Drive #101
City: Davie, Florida 33328
Phone: (954) 680-6533

Background Information

Application Request: Site plan approval for Flamingo Road Estates, a twenty-six (26) custom single-family home development

Application History: At the November 23, 2004 Site Plan Committee Meeting, Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve with conditions (Motion carried 5-0)

Location: Generally located on the southwest corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue

Future Land Use Plan Map: Residential 1 DU/AC

Existing/ Proposed Zoning: A-1, Agricultural District

Existing/ Proposed Use(s): Vacant lot (previous nursery) / Twenty-six (26) residential lots for a custom single family home community

Parcel Size: 27.87 Acres (1,214,236 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Single-Family Homes (Little Lake Estates)	Residential (1 DU/ AC)
South:	Vacant	Residential (1 DU/ AC)
East:	Flamingo Road / Sheridan House	Residential (1 DU/ AC)
West:	Single-Family Homes (Summer Lake)	Residential (4 DU/ AC)
	Manufactured Homes	Residential (1 DU/ AC)

	<u>Surrounding Zoning:</u>
North:	R-1, Estate Dwelling District
South:	AG, Agricultural District & A-1, Agricultural District
East:	CF, Community Facility
West:	MH-1 & PRD-4

Zoning History

Related Zoning History:

Rezoning Application (ZB 1-1-03) On May 21, Town Council approved rezoning this property from AG, Agricultural District to A-1, Agricultural District

Concurrent Request on Same Property:

Plat Application (P 7-1-03) This application is running concurrently with the site plan (SP 7-4-03) request for twenty-six (26) unit custom single family home development

Previous Requests on Same Property:

Vacation Application (VA 5-1-05) On June 2, 2004, Town Council denied the vacation of S.W. 14th Street.

Applicable Codes and Ordinances

Land Development Code, §12-24 (I) (1), A-1, Agricultural District: The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

Land Development Code, §12-81 (A), Conventional Single Family Development Standards, A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet, 140' frontage, 40-50' staggered front setbacks, 30' side and 35' rear setbacks, 2,400 square foot dwelling area, and the following maximums: height 35', 25% building coverage.

Land Development Code, §12-208 (A) (7), Requirements for off-street parking. Dwelling, single family, two (2) spaces for each dwelling unit.

Land Development Code, Article IX of the Land Development Code, Rural Lifestyle Regulations.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. **Site:** The subject site is a 27.87-acre southwest corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue. The applicant is proposing a twenty-six (26) custom single-family home development. The subject site is currently vacant and is zoned A-1, Agricultural District with an underlying land use Residential 1 DU/AC, to the east is a Flamingo Road then Sheridan House zoned CF, to the south is a vacant parcel zoned A-1 and AG, and to the west is a residential development and manufactured homes zoned PRD-4 and MH-1 respectively.

The site layout appears to be consistent with the design principles of rural lifestyle requirements. The streets within the development are 50-foot public right-of-way with eight-foot swale to accommodate street trees. Sidewalks are provided on both sides of streets. Pedestrian movement has been considered throughout the community with two access points to and from a proposed equestrian and recreational trail along Flamingo Road, as well as, Southwest 14th Street right-of-way.

2. *Architecture:* All twenty-six (26) homes are proposed to be custom built. All proposed models must be consistent with the anti-monotony principles required by the Rural Lifestyle Initiative (RLI). If the developer wishes to offer models instead of custom homes on these lots, the models must go before Site Plan Committee for approval.
3. *Access and Parking:* Access is via an sixty (60) foot opening along the eastern portion of the site boundary adjacent to Flamingo Road. Vehicular traffic may then head around the loop-designed development to their designation. Each single family home has a minimum two car garage and driveway to accommodate parking requirements. The northeast, southeast, northwest corner flag shaped lots have a one hundred (100) foot access easement and shared common driveway. Each flag shape lot with common driveway access exceeds the minimum lot size of forty-six thousand five hundred sixty (43,560) square feet required by the Rural Lifestyle Initiative (RLI). For emergency vehicles, a stabilizing access road shall be place along the northern property line in the right-of-way leading to the existing paved road of Southwest 127th Avenue.
4. *Lighting:* The lighting fixtures in the community utilize the approved lighting fixtures for Griffin Corridor consistent with the Rural Lifestyle Initiative. The lighting design meets land development code requirements with a maximum foot-candles of .5 at property lines.
5. *Signage:* Signage is not proposed at this time.
6. *Landscaping:* Flamingo Road is a designated scenic corridor. Therefore, a one-hundred (100) foot scenic corridor buffer area is provided. A ten (10) foot landscape buffer is provided along the western property line adjacent to S.W. 127th Avenue. All landscape buffers include street trees, canopy trees, sub-canopy trees and continuous hedges. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles.
7. *Drainage:* All drainage easements are dedicated to the Central Broward Water Control District, and approval of the plat has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event; encroachments by structures into these areas will not be permitted.
8. *Open Space and Recreation:* A recreational & equestrian trail is located beside S.W. 14th Street right-of-way connecting to an equestrian trail parallel to Flamingo Road adjacent to the subject site.
9. *Compatibility:* The proposed custom residential community can be considered compatible with both existing and allowable uses on and adjacent to this property.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: The required landscape buffers shall not be contained in any lot as per § 12-107 (1) (g), revise the west landscape buffers to meet this requirement. The resubmitted site plan still illustrates a 10' landscape buffer contained in the lots along the western property line. In addition, the lot calculations on SP-1 also include the area of the landscape buffer. *(This has been provided)*

Engineering: Provide right turn lane on Flamingo southbound traffic. *(This has been provided)*

Staff Analysis

The site design meets the intent of the A-1, Agricultural District. The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan complies with the general purpose and intent of the proposed A-1, Agricultural District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan can be considered compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

Planning and Zoning Division

1. The site plan shall illustrate the ten (10) foot equestrian and seven (7) foot recreational trail along S.W. 14th Street and Flamingo Road, and not just the dedicated areas. A note is needed on the plan for the type of material the developer will be using to construct these trails.

2. To continue the recreational and equestrian trail along the east property line, provide a multi-purpose crossing (bicycle; pedestrian; equestrian) in the entrance area parallel to Flamingo Road.
3. For safety issues, note on the plans that all Melaleuca and Australian Pines in the right-of-way along S.W. 14th Street will be removed and mitigated for accordingly.
4. Homeowner Association (HOA) document shall be submitted and recorded prior to the issuance of the first C.O. A draft of the HOA documents shall be submitted prior to Town Council approval.
5. Note in Homeowner Association (HOA) documents that all corner and flag shape lots including 3, 4, 5, 8, 9, 10, 19, 20 & 21, shall not place any type of fence in the front yard or along the one hundred (100) foot access easement.
6. Provide an easement access for the twelve (12) foot fire lane between lots 13 and 14. Note that no fence permit shall be issued in this access easement. In addition, remove the drainage easement that would affect the fire access easement. A fire truck will not be able to navigate over proposed section B-B on sheet C-2.

Landscaping Unit

1. Provide Twenty (20) booted Sabal Palms for the mitigation for the removal of the existing Ficus Tree to be installed on both sides of the entrance/ exit road.
2. Add a note that that a Tree Removal/Relocation Permit is required prior to removing or relocating any tree(s).

Site Plan Committee Recommendation

At the November 23, 2004 Site Plan Committee Meeting, Vice-Chair Aitken made a motion, seconded by Mr. Evans, to approve subject to the planning report; subject to staff researching if it meets Code; subject to the emergency fire lane having pedestrian access up to 127th Avenue; and that the developer offers stables in the backyard or make the purchaser aware that they may have horses and stables in their backyards. (Motion carried 5-0)

Town Council Action

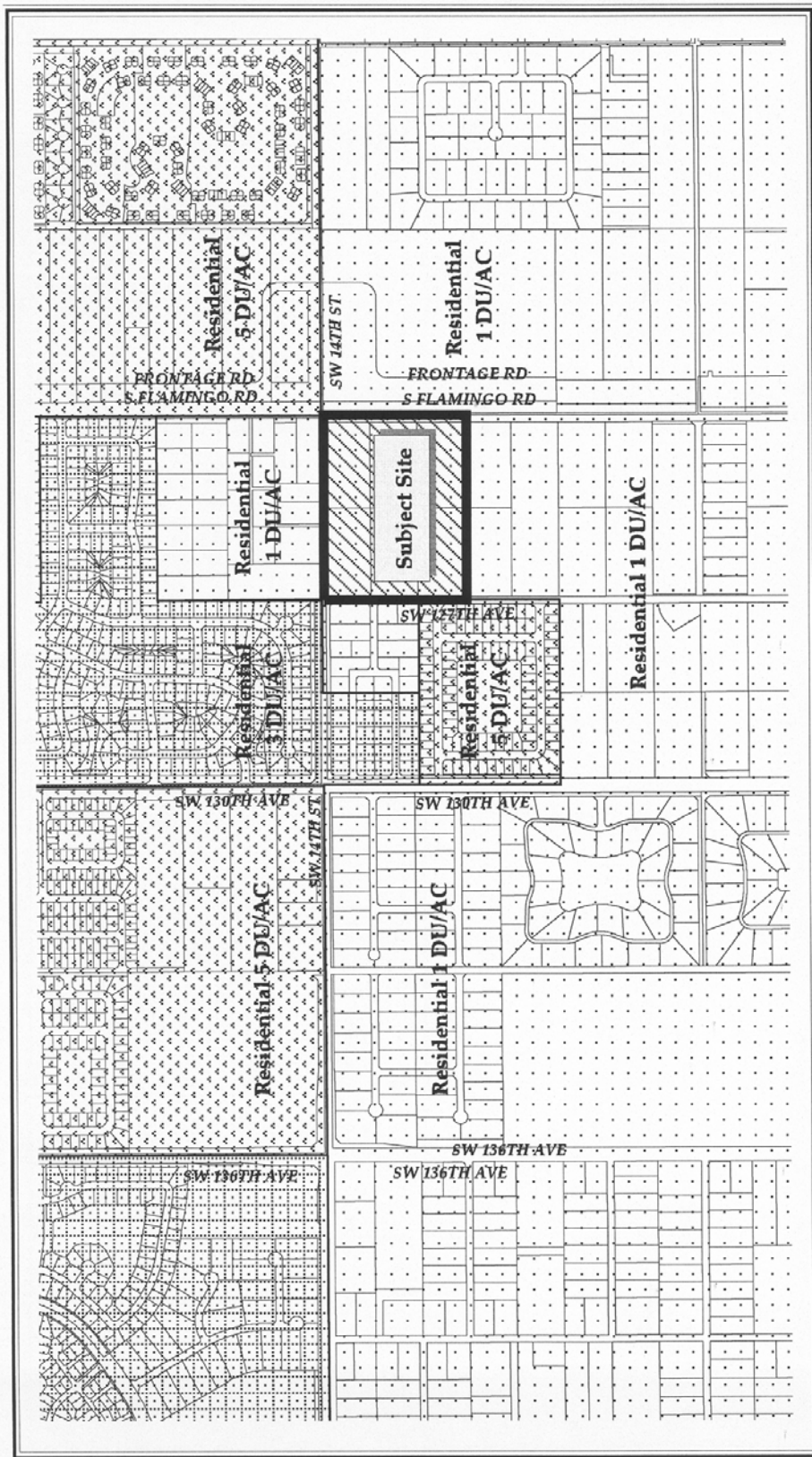
Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 2 (Future Land Use Map)



Site Plan Application
SP 7-4-03, Flamingo Road Estates
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 5/13/04



The Town of Davie
Development Service Department
Planning & Zoning Division



Scale: 1" = 15,000 Feet

Exhibit 3 (Aerial, Zoning, and Subject Site Map)



Site Plan Application
 SP 7-4-03, Flamingo Road Estates
 Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
 Date Prepared: 5/13/04



The Town of Davie
 Development Service Department
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Scale: 1" = 15,000 Feet